

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: March 1st, 2023

Location: City Council chamber, 1300 Perdido Street

Called to order: 1:30 p.m.

Commissioners present: Greg Hackenberg, Donna Wakeman, Jennie Cannon West, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene

Commissioners arriving after beginning of the meeting: Jason King

Commissioners absent: Anne Redd, Heather Szapary

I. Roll Call

II. Minutes of the February 1st, 2023, meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Greg Hackenberg

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jennie Cannon West

Opposed:

III. Remove Landmark Nomination of 2501 Banks St.

Motion: Remove Landmark Nomination of 2501 Banks St.

By: Lee Bressler

Second: Greg Hackenberg

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jennie Cannon West

Opposed:

IV. Consent Agenda

Motion: Approve the consent agenda.

By: Annie Clark

Second: Jennifer Greene

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

Comments: Jennie Cannon West recused herself.

V. Old Business Work Applications

A. 1517-1519 Euterpe St.

Application: Retention of removal of left-side elevation rear balcony and removal of existing windows and installation of inappropriate windows at rear portion of building at a Contributing rated, two-story, two-family residential building without a Certificate of Appropriateness.

Motion: The Commission voted to:

- Approve the Retention of demolition of enclosed water closet portions of the balconies and denial for rear side elevation balconies.
- Approve the Retention of installed vinyl windows with the proviso that rear-most side elevation balconies are reconstructed.
- Deny the retention of cornice removal with installation of cornices to match existing.

By: Lee Bressler

Second: Donna Wakeman

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

VI. New Business Work Applications

A. 1200 Independence St.

Application: Installation of visually prominent roof-mounted solar equipment at a Contributing rated, one-story, single-family residential building.

Motion: Deny the application for the installation of roof-mounted solar equipment at the left-side, street-facing roof slope. Moving the solar equipment to the right-side roof slope could be reviewed and approved at the Staff level.

By: Greg Hackenberg

Second: Lee Bressler

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

B. 2013 Burgundy St.

Application: Request to replace existing nonconforming alley gate at right side of Contributing rated, one-story, two-family residential building with new inappropriate gate.

Motion: Deny the request for installation of inappropriate new clip-top style gate at the right-side alley with a proviso that a standard capped wood vertical board gate could be installed to match the existing height of approximately 9'-0". Alternatively, Staff can also approve the repair/replacement of the existing non-conforming gate to match the existing in-kind.

By: Donna Wakeman

Second: Lee Bressler

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

VII. New Business Demolition Applications

A. 4905 Dauphine St.

Application: Demolition of Contributing-rated, one-story, single-family home to grade.

Motion: Deny the application for demolition to grade based on the condition of the structure today and because much of the original character-defining exterior architectural details remain and the building continues to contribute its type, style, massing, and roof form to the surrounding local historic district. The Commission urges Code Enforcement to put the property up for Sheriff's sale, as the property has incurred multiple violation citations and the owner has a history of evading responsibility for the property.

By: Greg Hackenberg

Second: Lee Bressler

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed: Bette Perez spoke in favor of this application.

B. 2516 Upperline St.

Application: Demolition of a Contributing rated, one-story, single-family residential building to grade.

Motion: Defer action on this application until the next Commission meeting.

By: Stephanie Bruno

Second: Jason King

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

Comments: Stephanie Veech and Rob Cyphert spoke in favor of this application.

C. 39-41 Allard Blvd.

Application: Demolition of more than 50% of the exterior wall structure through the increase in height of a Contributing rated, one and a half story, two-family residential building.

Motion: Defer action on this application for 90 days (three meetings) to allow the architect and owner to revise the plans to better fit the HDLC guidelines for raising a building.

By: Ayo Love

Second: Donna Wakeman

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

Comments: Susan Johnson spoke against this application.

D. 1515 Euterpe St.

Application: This application was withdrawn.

E. 6028 Benjamin St.

Application: Demolition of more 25% of the primary facade on a Contributing rated, two-story, two-family residential building.

Motion: Defer action on this application until the next Commission meeting.

By: Stephanie Bruno

Second: Annie Clark

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

F. 7417 Burthe St.

Application: Demolition of more than 50% of exterior wall structure for renovation and construction of a new addition at a Contributing rated, one-story, three-family residential building.

Motion: Defer action on this application until the next Commission meeting to provide the chance for the applicant to work with HDLC Staff to produce a more specific demolition request.

By: Lee Bressler

Second: Greg Hackenberg

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

Comments: Owen Sketchler spoke in favor of this application; Susan Johnson spoke against it.

G. 4 Newcomb Blvd.

Application: Demolition of more than 25% of the primary façade and more than 50% of the roof structure of a Contributing rated, two-story, raised basement, single family building.

Motion: Defer action on this application until the next Commission meeting.

By: Stephanie Bruno

Second: Jennifer Greene

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Annie Clark, Jennifer Greene, Jason King

Opposed: Lee Bressler

H. 7224 Dominican St.

Application: Demolition of more than 50% of the exterior wall structure at a Non-Contributing, three-story, education building.

Motion: Defer action on this application until the next Commission meeting.

By: Stephanie Bruno

Second: Annie Clark

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

Comments: Luis Zervigon and Jack Sawyer spoke in favor of this application.

I. 3705 Chestnut St.

Application: This application was withdrawn.

VIII. Old Business Retention Applications

A. 1437 St Andrew St.

Application: Retention of tile cladding on front stairs on a Contributing rated, raised basement, multi-family residential building without a Certificate of Appropriateness.

Motion:

By: Donna Wakeman

Second: Ayo Love

Result: Failed

In favor: Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jason King

Opposed: Jennifer Greene

Motion: Defer action on this application until the next Commission meeting.

By: Donna Wakeman

Second: Jason King

Result: Passed

In favor: Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jason King, Jennifer Greene, Jennie Cannon West

Opposed:

Comments: Greg Hackenberg recused himself. Lily McKnee spoke in favor of this application.

IX. New Business Retention Applications

A. 801 Patterson St.

Application: This application was withdrawn.

B. 1232-1234 Louisa St.

Application: Retention of inappropriate windows at front and side elevations, inappropriate door at side entry, and front gallery column detailing at a Non-Contributing rated, two-story two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Deny the application for retention of inappropriate flush-mounted vinyl windows at the side elevations, two incorrectly sized front elevation windows, and incorrectly-sized header height at recessed entry door.

By: Annie Clark

Second: Donna Wakeman

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

C. 3000 S Carrollton Ave.

Application: Retention of inappropriate windows at front and side elevations, inappropriate door at side entry, and front gallery column detailing at a Non-Contributing rated, two-story two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of all items with details to be worked out at the staff level.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

D. 841 Teche St.

Application: This application was withdrawn.

E. 1201 St Mary St.

Application: Retention of the demolition of three chimneys and removal of ridge tiles on a Contributing rated, two-story, single-family residential building without a Certificate of Appropriateness.

Motion: Defer action on this application until the next Commission meeting.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

F. 1317 Ursulines Ave.

Application: This application was withdrawn.

G. 727 First St.

Application: Retention of inappropriate solar panels installed at a Non-Contributing, two-story, single-family residential building in deviation of the Certificate of Appropriateness.

Motion: Deny the application for retention of the solar panels as installed.

By: Greg Hackenberg

Second: Ayo Love

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer

Greene, Jason King
Opposed:

H. 639 Desire St.

Application: Retention of wall demolition at a Contributing rated one-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the retention of excessive wall demolition and levy a fine of \$2,500.

By: Jason King

Second: Donna Wakeman

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

I. 2123 Soniat St.

Application: This application was withdrawn.

J. 1436-1438 Harmony St.

Application: Retention of partial roof demolition at a Contributing rated one-story rear accessory building without a Certificate of Appropriateness.

Motion: Approve the application for retention of partial roof demolition without a Certificate of Appropriateness and to levy a fine of \$3,500 for the unpermitted demolition.

By: Jennifer Greene

Second: Jason King

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

Comments: Eddit Pitt spoke in favor of this application, Susan Johnson spoke against it.

K. 2604 Chartres St.

Application: Request to retain installation of four (4) inappropriate new Craftsman style entry doors at a Non-Contributing rated two-story, multi-family residential building without a Certificate of Appropriateness.

Motion: Approve the request for retention of the four Craftsman style entry doors installed without a CofA based on their limited visibility from the public right of way. The Commission also reiterated the need for the applicant to work with HDLC Staff moving forward and to obtain all necessary HDLC approvals and building permits required prior to commencing any work within a local historic district.

By: Donna Wakeman

Second: Greg Hackenberg

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

X. **Ratification of Architectural Review Committee and Staff Actions since the February 1st, 2023, Meeting.**

Motion: Approve the ratification of the ARC and Staff Actions since the February 1st, 2023, meeting.

By: Greg Hackenberg

Second: Jennifer Greene

Result: Passed

In favor: Greg Hackenberg, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Jason King

Opposed:

XI. HDLC REPORTS AND COMMUNICATIONS

There being no further business to discuss, the meeting was adjourned.